

066.0

0004

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

737,800 / 737,800

USE VALUE:

737,800 / 737,800

ASSESSED:

737,800 / 737,800


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
18		EDGEHILL RD, ARLINGTON

Legal Description						User Acct
						42331
						GIS Ref
						GIS Ref
						Insp Date
						11/09/18

## OWNERSHIP

Unit #:

Owner 1: ACKERLY JOHN F &amp; NANNETTE G

Owner 2: LIFE ESTATE

Owner 3:

Street 1: 18 EDGEHILL RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: ACKERLY JOHN F-ETAL -

Owner 2: ACKERLY NANNETTE G -

Street 1: 18 EDGEHILL RD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains .121 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Wood Shingle Exterior and 1772 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
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101	One Family		5280	Sq. Ft.	Site		0	70.	1.10	12										404,882							404,900
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PREVIOUS ASSESSMENT										Parcel ID	066.0-0004-0002.0		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date			
2022	101	FV	321,200	11700	5,280.	404,900	737,800		Year end	12/23/2021			
2021	101	FV	311,300	11700	5,280.	404,900	727,900		Year End Roll	12/10/2020			
2020	101	FV	311,400	11700	5,280.	404,900	728,000		Year End Roll	12/18/2019			
2019	101	FV	246,900	11700	5,280.	376,000	634,600	634,600	Year End Roll	1/3/2019			
2018	101	FV	246,900	11700	5,280.	376,000	634,600	634,600	Year End Roll	12/20/2017			
2017	101	FV	246,900	11700	5,280.	329,700	588,300	588,300	Year End Roll	1/3/2017			
2016	101	FV	246,900	11700	5,280.	300,800	559,400	559,400	Year End	1/4/2016			
2015	101	FV	240,800	11700	5,280.	266,100	518,600	518,600	Year End Roll	12/11/2014			

SALES INFORMATION						TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes			
ACKERLY JOHN F-	56702-317		4/6/2011	Convenience		1	No	No				
	9408-393		1/1/1901	Family			No	No	N			

BUILDING PERMITS										ACTIVITY INFORMATION						
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name				
2/6/2015	132	Manual	30,000					Replace basement s	11/9/2018	Meas/Inspect	BS	Barbara S				
11/4/2008	1383	New Wind	9,000						3/23/2009	Meas/Inspect	163	PATRIOT				
1/20/2005	50	New Wind	7,500						9/12/2005	Fieldrev-Chg	BR	B Rossignol				
									10/5/1999	Mailer Sent						
									10/5/1999	Measured	267	PATRIOT				
									5/1/1989		PM	Peter M				

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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